



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File:** A-30-17

**Property Address:** 1100 S. Bloodworth Street

**Property Owner:** Michael and Eline Pope

**Project Contact:** Michael Pope

**Nature of Case:** A request for a 3' side street setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance in order to expand the existing detached house to the side resulting in a 7' side street setback on a .11 acre property zoned Residential-10 and Neighborhood Conservation Overlay District and located at 1100 S. Bloodworth Street.



**1100 S. Bloodworth Street – Location Map**

**To BOA:** 3-13-17

**Staff Coordinator:** Eric S. Hodge, AICP

**ZONING****DISTRICTS:** Residential-10 and Neighborhood Conservation Overlay District (South Park)**1100 S. Bloodworth Street – Zoning Map**

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-10 and Neighborhood Conservation Overlay District

**Residential-10**

**Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

**South Park NCOD**

Minimum lot size: 3,000 Square feet

Maximum lot size: 8,000 Square feet

Minimum lot width: 40 feet

Maximum lot width: 80 feet

Front yard setback: within 10% of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet.

Building entrance: The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent public street right-of-way.

Maximum building height: 25 feet.

Off-street parking: Parking shall be located to the side or rear of the building. With the exception of single-unit living, no parking areas shall be located in front of any principal building. Single-unit living parking shall be regulated according to Article 7.1



# Special Use Permit Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Office: 45F  
Phone: 471

Nature of request (Submit addendum on separate sheet, if more space is needed.)

3 ft Side street setback Variance

OFFICE USE ONLY

Transaction Number

A-30-17

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.

## GENERAL INFORMATION

Property Address 1100 S Blountworth St. Raf. NC 27601

Date 1/17/16

Property PIN

Current Zoning R10

Nearest Intersection Blountworth + Lee

Property size (in acres)

Property Owner

Phone

Fax

Owner's Mailing Address 1100 S Blountworth St. Raf. NC 27601

Email pope.michael177@gmail.com

Project Contact Person Michael Pope

Phone 919-395-5923

Fax

Contact's Mailing Address Same

Email Same

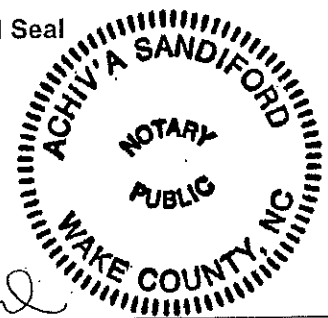
Property Owner Signature

Notary Signature and Seal

Notary

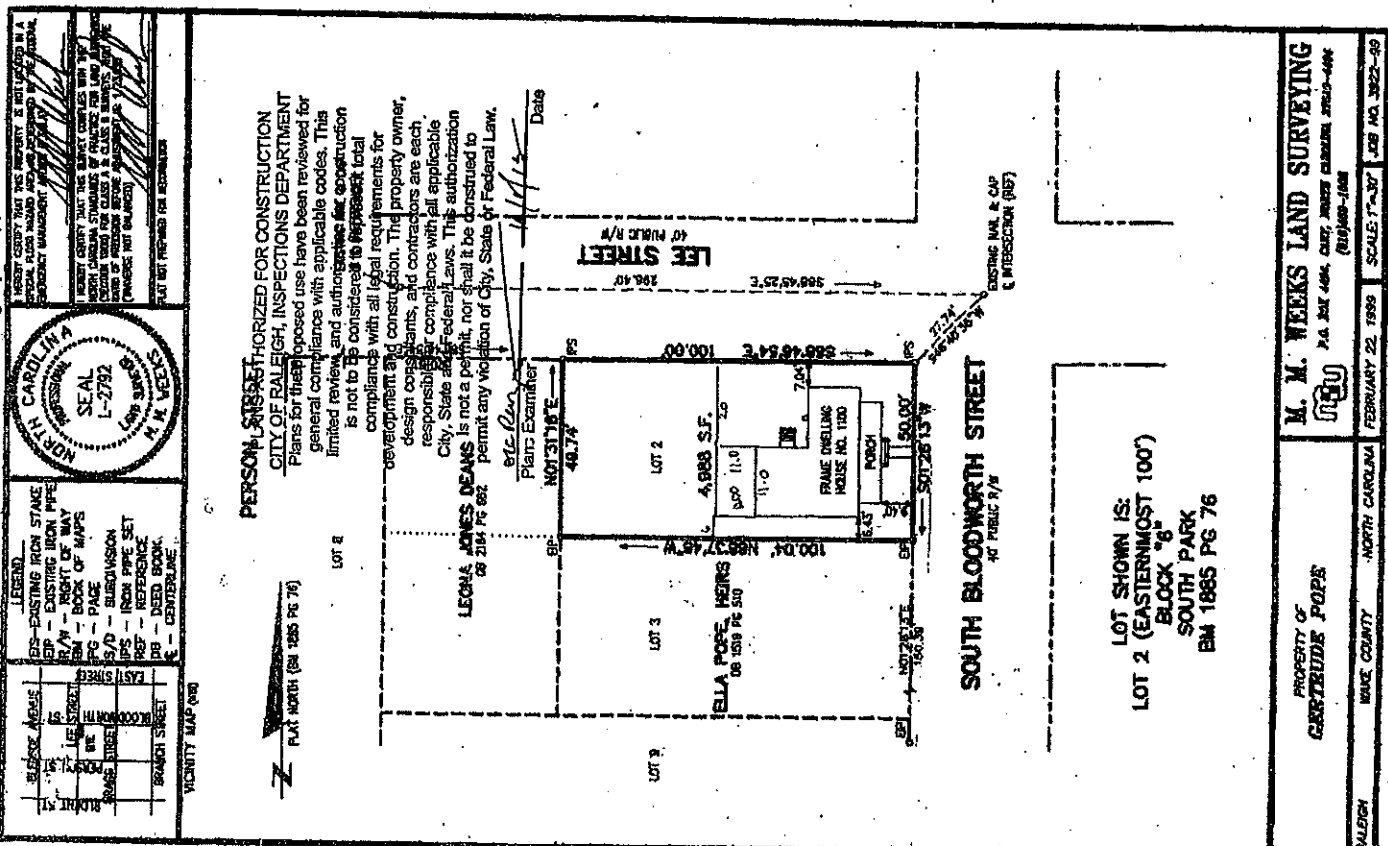
Sworn and subscribed before me this 19 day of

January, 2017



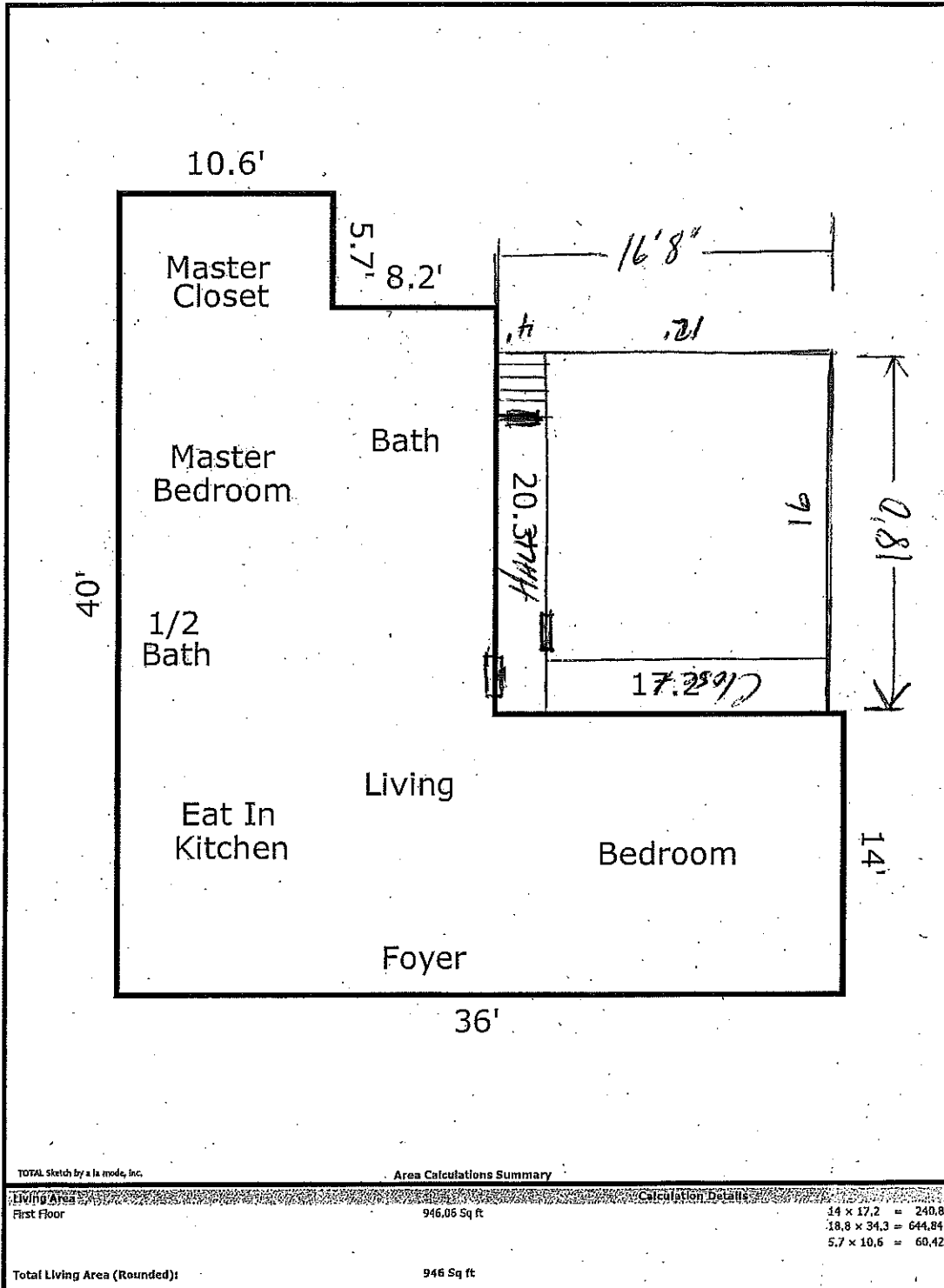
Achyva Sandiford

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.



# Building Sketch

Borrower	Michael J Pope					
Property Address	1100 S Bloodworth St					
City	Raleigh	County	Wake	State	NC	Zip Code 27601
Lender/Client	State Employees Credit Union					



1703845224  
POPE, MICHAEL JOSEPH POPE, ELINE  
1100 S BLOODWORTH ST  
RALEIGH NC 27601-2612

1703843156  
HATHCOCK, SPENCER HATHCOCK,  
JESSIE  
308 E LEE ST  
RALEIGH NC 27601-2643

1703843195  
BUMPHUS, FRANK W SR  
4217 BUMPHUS RD  
CHAPEL HILL NC 27514-9538

1703843393  
STEPHENS, KEVIN MICHAEL  
313 E LEE ST  
RALEIGH NC 27601-2642

1703844241  
CROY, NOLYN  
320 E LEE ST  
RALEIGH NC 27601-2643

1703844334  
STEPHENS, KEVIN MICHAEL  
313 E LEE ST  
RALEIGH NC 27601-2642

1703844369  
HARVEY, IRMA HARRIS HARRIS,  
ALJERNEY  
920 S BLOODWORTH ST  
RALEIGH NC 27601-2608

1703845104  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703845128  
WEATHERVANE PROPERTIES, LLC  
2021 FAIRVIEW RD  
RALEIGH NC 27608-2315

1703845312  
JONES, MAGGIE L HEIRS  
C/O ROBERT E SANDERS  
1107 S BLOODWORTH ST  
RALEIGH NC 27601-2611

1703846183  
JAM MAR PROPERTIES LLC  
809 W BARBEE ST  
ZEBULON NC 27597-9255

1703846187  
JONES, LAUREN M  
100 THISTLE CT  
GARNER NC 27529-4542

1703846273  
SPAULDING, JOSEPH R JR  
641 WAIT AVE  
WAKE FOREST NC 27587-2729

1703846385  
DUKES PROPERTIES & CONSTRUCTION  
LLC  
3803 JUNCTION BLVD  
RALEIGH NC 27603-5264